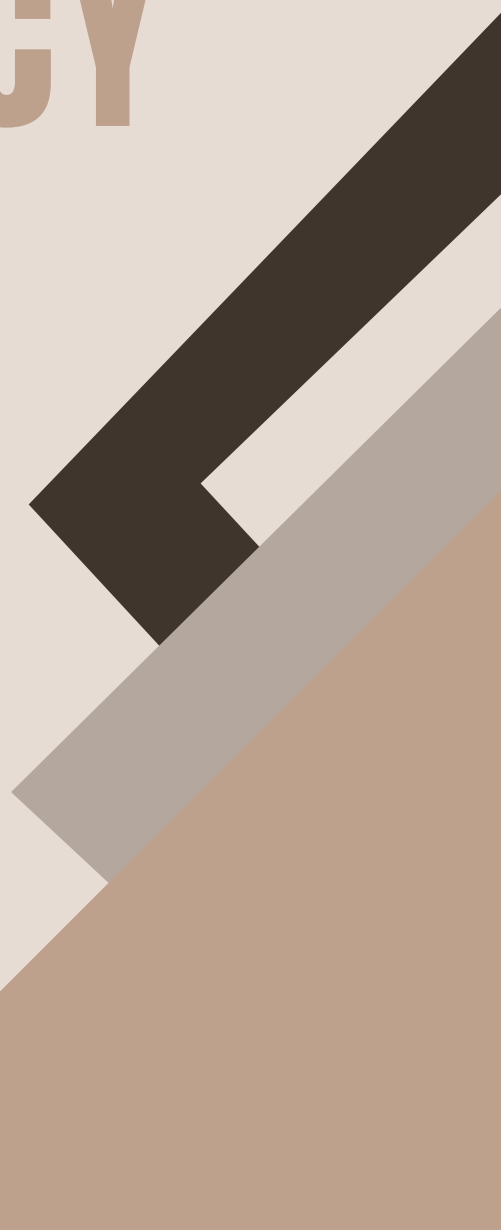


SUI
GENERIS
RESIDENCY



INDIA'S 1ST

IGBC Certified Platinum Rated
Ready to live Global
Industrial Smart City

DHOLERA SIR

91,790Ha

Total Area
920 sq km

20 Lakh

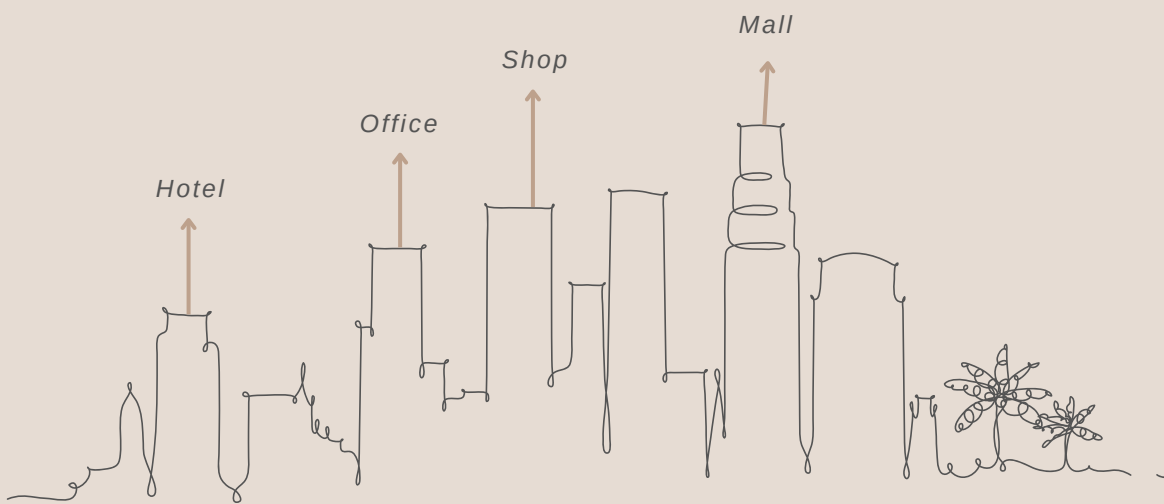
Population
expected

827k

New jobs
expected

SALIENT FEATURES

- 4 Way Connectivity
- Plug & Play Infrastructure
- 12 Different Zones
- World-Class Facilities



WELCOME



SUI **GENERIS RESIDENCY** **INSIDE DHOLERA SIR**

WHAT MAKES DHOLERA SIR SPECIAL?

Smart Infrastructure	Roads with ICT Duct Road, Cycle Tracks, Footpaths, Trees & Plants	WTP, STP, CETP <i>100% Domestic Waste Collection, 100% Industrial Effluent Collection</i>
Smart Technology	Pollution Sensors Air sensors, Meteorological sensors, Water sensors	Smart Grid Sensors <i>Smart Meters, Sensors on Distribution Lines</i>
Smart Utilities	Water Harvesting 100% Rainwater Collection, Open Storm Canal with Recreational Spaces	Waste Management & Recycling <i>100% Recycle and Reuse of Waste Water</i>
Smart Communication	Communication ICT enabled infrastructure City WiFi Integrated city	Traffic Sensors <i>Traffic Cameras, Sensors On Vehicles, Sensors on Ambulances</i>

OTHER SMART CITY FACILITIES

- Central Spine 250 mtr Wide
- Metro Rail Transit System
- Mono Rail Transit System
- Dedicated Cycle Track
- Shaded (Green) Pedestrian
- Traffic Management Storm
- Water Management
- Security & Surveillance
- Road design based on IRC
- Dig-Free Development
- LED street lights
- Roads 12 to 70mt wide (4 & 6 lanes)

MINIMUM PLOT SIZES FOR BUILDINGS

Building Type	Minimum Plot Size
Low Rise Apartment	500 sqm
Multi-Story Apartment	2000 sqm
Row House	200 sqm
Villa	300 sqm
Night Shelter/Dharamshala	500 sqm

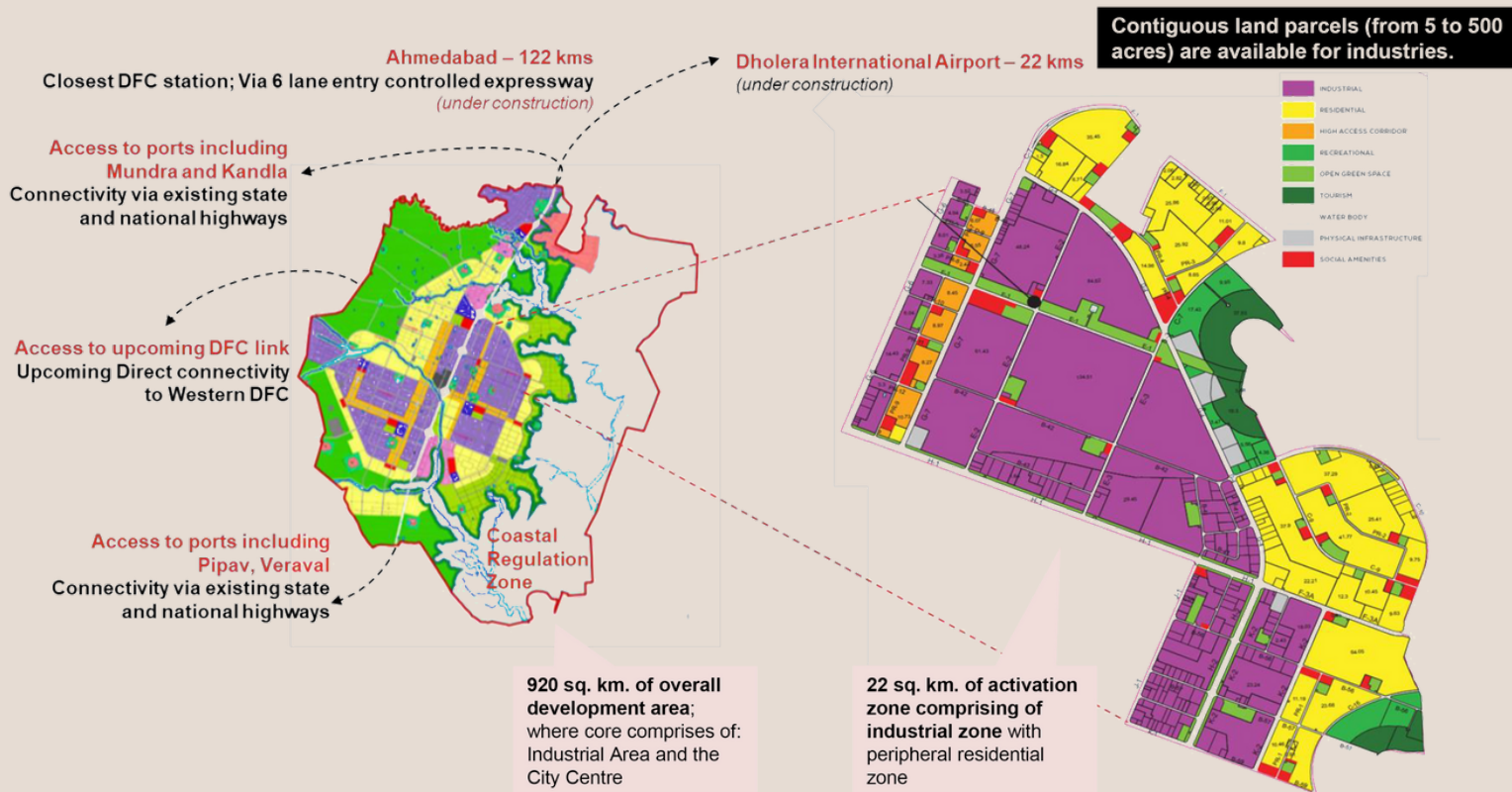


This is section of road with utilities as constructed at Dholera SIR site.

DHOLERA SIR INCLUDES THESE 22 VILLAGES

- | | | | | | |
|------------|------------|-------------|--------------|---------------|-------------|
| 1.Ambali | 5.Cher | 9.Zankhi | 13.Bhimtalav | 17.Mingalpur | 21.Bhangadh |
| 2.Kadipur | 6.Otariya | 10.Sangasar | 14.Rahtalav | 18.Hebatpur | 22.Sodhi |
| 3.Bhadiyad | 7.Khun | 11.Gogla | 15.Mundi | 19.Mahadevpur | |
| 4.Gorasu | 8.Sandhida | 12.Dholera | 16.Panchi | 20.Bavalyari | |

THE DHOLERA SPECIAL INVESTMENT REGION (DSIR) IS ENVISAGED TO BE A WORLD CLASS DESTINATION WITH EFFICIENT INFRASTRUCTURE OPPORTUNITIES FOR SETTING UP OF INDUSTRIES



WHAT SETS APART DHOLERA ARE THE WORLD-CLASS AMENITIES AND ITS STRATEGIC LOCATION W.R.T INDUSTRIAL ECOSYSTEM

Location Offering

Flexibility to offer customized land parcel to suit investor need

Flexibility in land pricing and variety of payment options

Flexible lease term available based on investor requirement (5 years – 99 years)

Proposed industrial housing of various configuration

Potential to provide built to suit and ready built factory

Support provided in site preparation for industry to commence construction

Facilities

1

External Infrastructure

- Power sub-station
- Bus stop
- Logistic terminal
- Solid waste disposal

2

Internal Infrastructure

- Piped water supply
- Street lighting
- Un-interrupted power supply
- Water treatment plant
- Sewage treatment plant
- Common effluent treatment

3

Environment & Safety

- Fire fighting system
- Disaster management protocols
- Air quality monitoring
- Healthcare facilities

4

Business Services

- Online land allotment
- Single window system
- Dormitories
- Truck parking zone
- Skill development

WHAT SETS APART DHOLERA ARE THE WORLD CLASS AMENITIES AND ITS STRATEGIC LOCATION W.R.T INDUSTRIAL ECOSYSTEM

Plug & Play

- Right from the start, the vision has been to have a 'Plug & Play' approach wherein all the land parcels are fully ICT enabled and completely built up infrastructure is offered right at plot level.

Safety and Security

- DSIR's Command and Control Centre has been designed to oversee safety & security, and will seamlessly merge city departments to enable collaboration for efficiency.

Efficient Transit Network

- DSIR's planning includes safe and well-controlled roads with Multi-Purpose corridors, Bicycle Tracks, Service Roads, shaded pedestrian friendly walkways for comfort and safety, constant monitoring by CCTV cameras and a dynamic intelligent Traffic Management system.

Water And Waste Water System

- Zero waste discharge by treating 100% of the waste water generated to tertiary standards for non-potable and industrial use. Smart metering and SCA have been implemented to minimize loss.

THE WORK ON ALL THE AMENITIES, FACILITIES AND OTHER CONNECTIVITY MEASURES MENTIONED HAS ALREADY BEGUN



Environment & Safety



CETP



STP



ABCD Building



Canal Front Development



Road Network for Activation Zone

Flood Management

15 kms – River Front Development

Power supply

Transmission line – 140 km; Distribution network in place (by Torrent Networks)

ICT

IOC/CCTV/Data Center/e-Gov/Fiber network etc

ABCD Building

Built-up – 17000 sqm; Site development – 83000sqm

Roads and underground services

72 kms

Potable water

WTP – 50 MLD

Recycle Water

STP – 10 MLD; CETP – 20 MLD

Strom water management

Underground box drains; Open canal – 6 km

KEY FEATURES

8 Min.
to ABCD
Building



10 Min.
to City Center
Zone



10 Min.
to Dholera
International
Airport



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10 Min.
to Knowledge
& IT zone



5 Min.
to Metro
Station



5 Min.
to Ahmedabad-
Dholera Expressway



DEVELOPMENT HIGHLIGHTS



- Project Boundry wall
- Entrance Gate
- Security Cabin
- CCTV Camera in Common Area
- Streetlights
- Landscaping in COP area
- Children Play Area
- Senior Citizen Area
- Internal Road with Roadside Plantation
- Underground Water Pipeline till Plot Boundry
- Underground Electric line till Common Electric Junction
- Underground Sewage line till Plot Boundry
- Underground ICT duct till Plot Boundary
- Soil Filling up to 1 meter below from Road Top Level
- The Company will maintain the project for 2 years beyond the date of completion of infrastructure work of its part

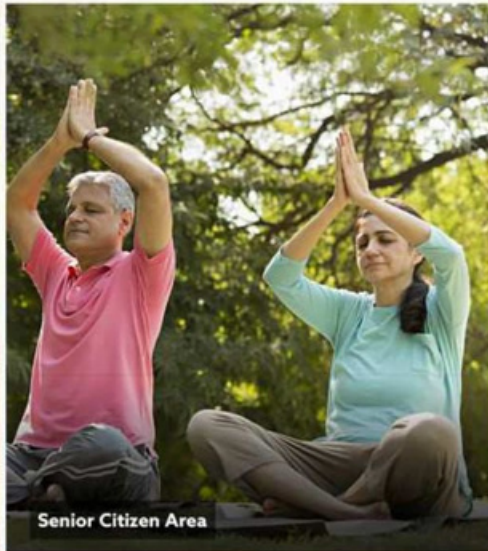
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TOWNSHIP LAYOUT



Map Approved from Town Planning & Valuation
Department, Ahmedabad

DEVELOPMENT WE OFFER



* Pictures shown above are for reference purpose only. It will be as per our architectural design, which shall be published soon.

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PAYMENT PLAN

Unit Size (in Sq.Yds.) (Super Area)	Unit Size (in Sq.Fts.) (Super Area)	On Allotment (10% of BSP)	Within 30 Days of Allotment (30% of BSP)	At development of boundary marking & demarcation of the unit (30% of BSP)	At development of essential infrastructure development, such as roads, utilities, & drainage (30% of BSP)	Total Basic Cost*
204	1836	₹1,32,600	₹5,50,800	₹5,50,800	₹5,50,800	₹18,36,000
273	2457	₹1,94,700	₹7,37,100	₹7,37,100	₹7,37,100	₹24,57,000

PREFERRED LOCATION CHARGES ON B.S.P.

Preferred Location Charges (PLC)	Park Facing	5%
	Corner Unit	10%
	Park & Corner Unit	12.5%
	Unit on 12 Mtr. Road	2.5%
	Corner Unit on 12 Mtr. Road	12.5%

- Registration Amount: ₹51,000/-
- Other charges will be taken on the possession.
- Upto 80% Loan Approved from all nationalized banks.
- Possession Charges:
 1. Club membership: ₹50,000/- (One time).
 2. View PLC : As Application.

SUI GENERIS RESIDENCY

Welcome to SUI Generis Residency, our newest residential plot township in Ratanpur, Dholera. As leading real estate developers, we're excited to unveil this visionary project, Spanning acres of pristine landscape, Horizon Haven offers meticulously planned plots and thoughtfully designed amenities. Join us as we redefine modern living and invite you to discover the extraordinary at SUI Generis Residency – your sanctuary, your haven, your home.

www.suigenerisresidency.com

support@suigenerisresidency.com